



Brookside Avenue

Grotton, Saddleworth

£235,000

- Semi Detached
- Three Fitted Bedrooms
- Two Reception Rooms
- South Facing Garden
- Double Width Drive & Garage
- Conservatory
- Potential To Extend (STPP)
- Energy Rating D



This well presented three bedroom semi detached property has two reception rooms, a conservatory, ample driveway and garage parking and further benefits from a south facing and fully enclosed rear garden. The house is situated in a well regarded location in the village of Grotton ideal for family buyers and has extension/conversion possibilities subject to planning approval. The modern living accommodation comprises briefly of entrance porch, hallway, lounge, fitted kitchen with appliances, dining room and conservatory with garden views to the ground floor. The first floor landing provides access to a boarded loft with velux window, three fitted bedrooms and modern

bathroom with separate shower cubicle. At the front there is a low maintenance patio garden area and block paved driveway for two cars leading to the attached garage. To the rear is a child friendly south facing garden with a decked seating area, lawn and further paved patio enclosed with boundary fencing. Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

ENTRANCE HALL

Accessed via a uPVC double glazed door, tiled floor, uPVC double glazed windows.

HALLWAY

A secondary glazed uPVC door leads into the hallway, uPVC double glazed obscured window, fitted carpet, radiator, understairs storage, stairs to landing.

LOUNGE

15' 8" x 10' 11" (4.80m x 3.35m) With built in storage cupboard, contemporary wall mounted electric fire, uPVC double glazed bay window, two radiators.

DINING ROOM

11' 8" x 9' 9" (3.58m x 2.98m) With built in/fitted shelving, laminate flooring, uPVC double glazed

patio doors to conservatory, radiator, storage cupboard.

CONSERVATORY

With laminate flooring, ceiling light & fan, uPVC double glazed windows and patio doors to garden.

KITCHEN

11' 8" x 7' 8" (3.58m x 2.35m) With fitted wall & base units with high gloss doors, coordinating worktops, stainless steel sink, electric oven with inset gas hob and extractor hood, splash back tiles, velux roof window, uPVC double glazed window and exterior door to garden.

LANDING

With fitted carpet, loft access via retractable ladders to a mainly boarded loft with velux roof window.

BEDROOM

12' 10" x 10' 9" (3.93m x 3.30m) With a full range of fitted wardrobes, radiator, fitted carpet, uPVC double glazed window with views.

BEDROOM

11' 8" x 9' 10" max (3.58m x 3.00m max) With a full range of fitted wardrobes, radiator, fitted carpet, uPVC double glazed window with views over the garden.

BEDROOM

10' 11" max x 7' 0" (3.35m max x 2.15m) With fitted wardrobes & draws, radiator, fitted carpet, uPVC double glazed window with views.

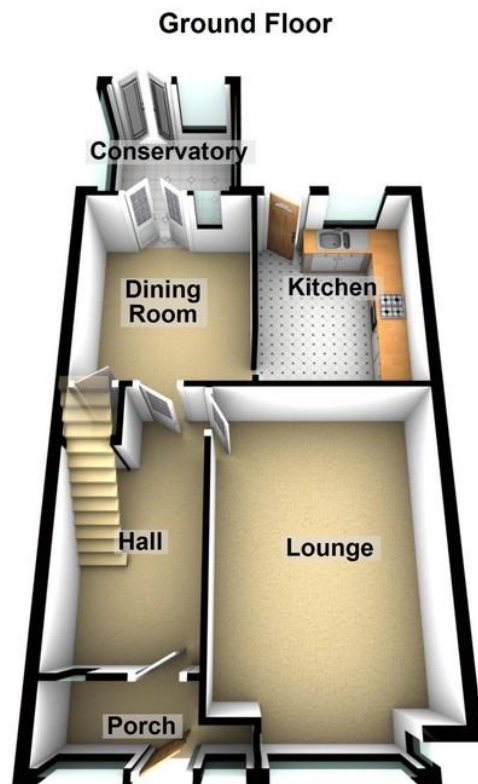
BATHROOM

A contemporary bathroom suite comprising wall hung wash hand basin, low level WC, bath, separate shower cubicle, heated towel rail, fully tiled walls and floor, uPVC double glazed obscure window.

EXTERNAL

Off road parking is by means of a block paved driveway for two cars leading to the attached garage including light and power. At the front





there is a low maintenance paved patio garden with shrubs and boundary wall/fencing. To the rear is a child friendly south facing garden with a decked seating area, lawn with trees and shrubs and further paved patio which is fully enclosed with boundary fencing.

ADDITIONAL INFO

TENURE: Leasehold £5 per annum - Solicitor to confirm details.

COUNCIL BAND: C

WINDOWS & DOORS: uPVC double glazed throughout.

HEATING: Gas fired central heating.

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

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Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.